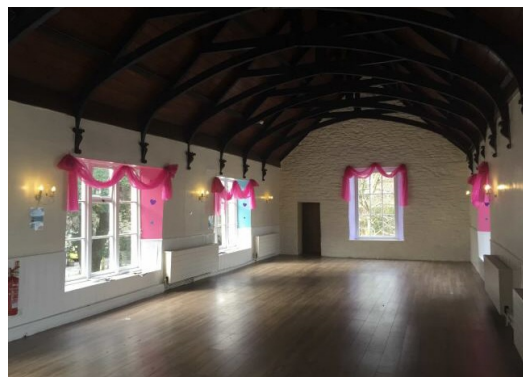


2 OLD BRIDGE STREET, TRURO, TR1 2AQ



- FOR SALE OR TO LET - DUE TO RELOCATION
- HISTORIC BUILDING
- CLOSE TO CATHEDRAL AND CAR PARK
- AVAILABLE FROM 06/09/2019
- ENERGY PERFORMANCE ASSET RATING - D (99)

OFFERS OVER £300,000 /
£25,000 PER ANNUM EXCL

Miller Commercial

The business property specialists



LOCATION/DESCRIPTION

The premises are located within the specialist retail area of Old Bridge Street, close to the Cathedral and Shoppers Car Park, together with a number of shops, restaurants and bars. The building is Grade II listed; it was formerly a Sunday School and includes many architectural features including a vaulted ceiling at first floor level. The premises are used as a retail unit but were last occupied as a cafe and have in the past been utilised as a showroom. This would also be suitable for use as an office (subject to planning consent).

SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)
 Ground Floor 17.25m by 5.8m 89.6 sqm (964 sq.ft)
 First Floor 15.6m by 5.8m 85.5 sq.m (920 sq.ft)
 WC plus wash basin

LEASE TERMS

The premises are offered by way of a new full repairing and insuring lease the terms of which are open to negotiation. Alternatively, the freehold interest is also available. The premises will be available from 06th September 2019. Further details upon request.

LEGAL COSTS

The ingoing Lessee to bear the Landlord's reasonably incurred legal costs in connection with the matter.

LOCAL AUTHORITY:

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the building currently has two assessments. The Rateable Value for the ground floor is £12,000 and the first floor is £8,700. The premises will need to be re-assessed if occupied by a single occupier.

VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable.

SERVICES:

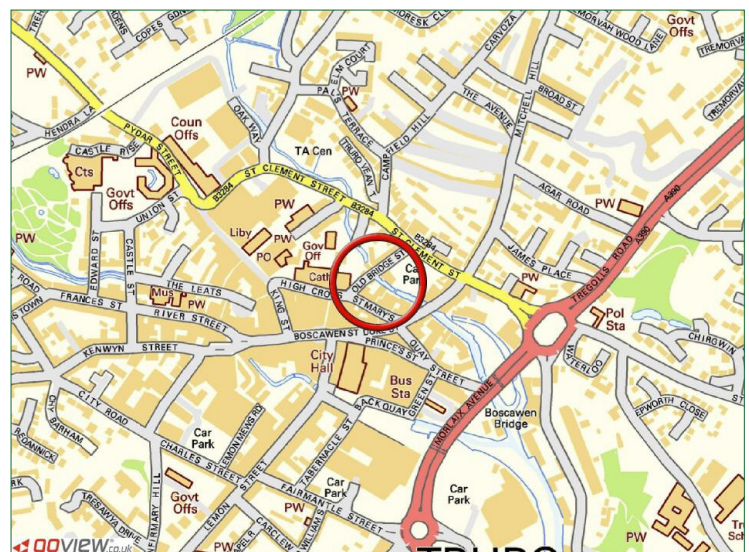
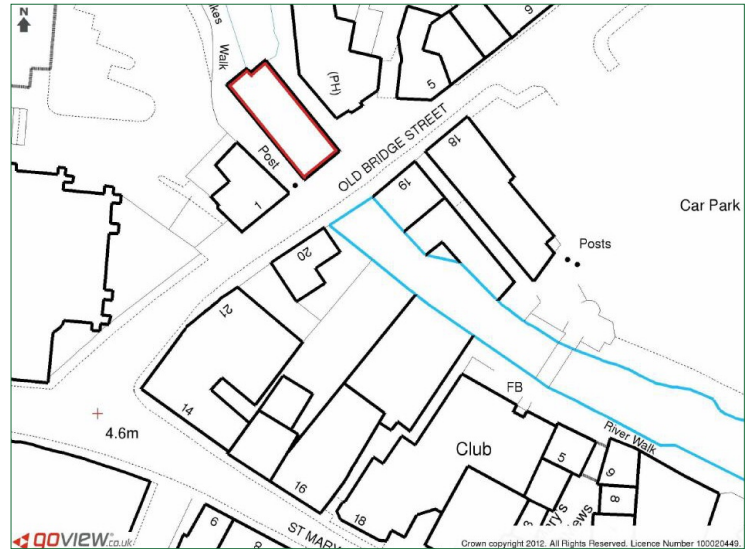
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
 Western Power: 0845 601 2989
 South West Water: 0800 169 1144
 Transco: 0800 111 999

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band D (99).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
 Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
 Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



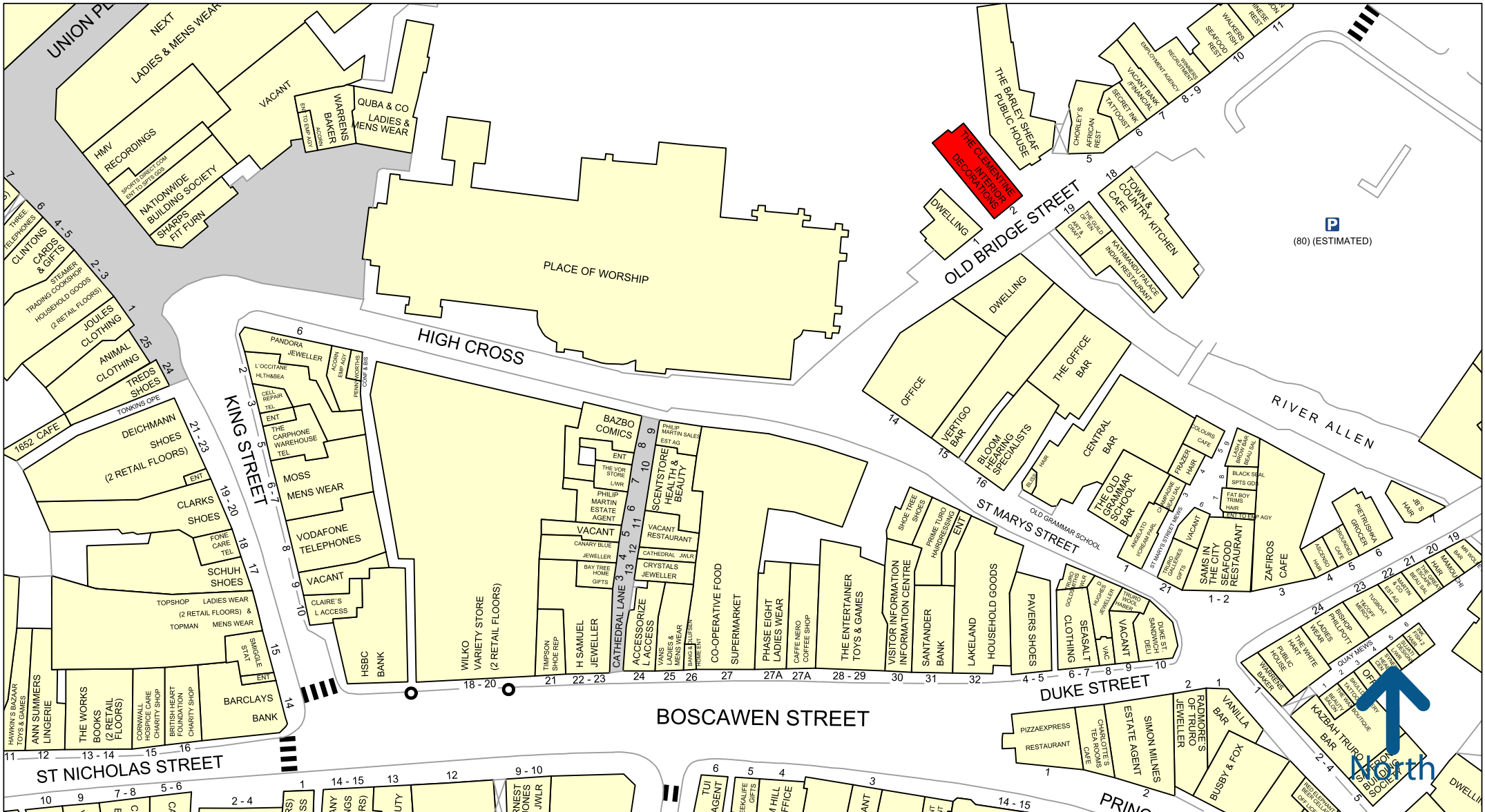
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